

CHICAGO PLAN COMMISSION

121 North LaSalle Street  
Council Chambers - 2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602  
December 16, 2010  
1:00 P.M.  
MINUTES

PRESENT

Linda Searl, Chair  
David Weinstein  
Smita Shah  
Doris Holleb  
John Nelson  
George Migala  
Patricia Scudiero  
Gracia Shiffrin  
Terry Peterson  
Bobby Ware  
Andrew Mooney  
Kevin Slaughter  
Alderman Bernard Stone

ABSENT

Nancy Pacher  
Timothy Mitchell  
Alderman Edward Burke  
Alderman Mary Ann Smith  
Alderman Ray Suarez  
Alderman Patrick O'Connor  
Alderman Daniel S. Solis

- I. The Chairman called the meeting to order at 1:10 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with ten members present. Chairman Searl announced the resignation of Dr. Finney and Commissioner Raguso's transfer to the Mayor's Office. She also announced the appointment of Kevin Slaughter and Andrew Mooney being named an Ex-Officio.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on December 16, 2010.
- III. The Minutes of the November 18, 2010 Hearing were approved unanimously.

MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY  
PLANNING REFERRAL ACT:

**THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1 THROUGH 3  
WERE APPROVED BY A 11-0 OMNIBUS VOTE.**

## Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program. The land is commonly known as 6603 South Hermitage Avenue and is located in the 15<sup>th</sup> Ward. (10-061-21)

## Negotiated Sales

2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 547 East 79<sup>th</sup> Street and is located in the 6<sup>th</sup> Ward. (10-060-21)

## Dispositions

3. A resolution recommending the disposition of land from the City of Chicago to Jennifer Faus and Peter Fontaine for the property located at 2100 West Eastwood Avenue in the 47<sup>th</sup> Ward (10-062-21)

## D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed amendment to Business Planned Development No. 752 submitted by Chick-fil-A, Inc. for the property generally located at 2538-2570 North Elston Avenue. The applicant proposes to create two sub areas within the planned development, construct an approximately 4,600 square foot, single-story restaurant with a drive through and reduce the overall parking count to 380 off-street accessory parking spaces. (1st Ward) **Approved 11-0, Yeahs – Commissioners Holleb, Migala, Nelson, Mooney, Scudiero, Shah, Stone, Weinstein, Ware, Slaughter and Searl.**
2. A proposed amendment to Waterway Commercial Planned Development No. 1049 submitted by 1301 Elston, LLC for the property generally located at 1234-1264 West Division Street, 1200-1264 North Elston Avenue, 1301-1313 West Potomac Avenue, 1208-1222 West Division Street, and 1201-1303 North Elston Avenue. The applicant proposes to permit automobile sales in Subarea B of the planned development and to construct a 130,000 sq. ft. and an 8,000 sq. ft. expansion to existing facilities. (32<sup>nd</sup> Ward) **Approved 11-0, Yeahs – Commissioners Holleb, Migala, Nelson, Mooney, Scudiero, Shah, Stone, Weinstein, Ware, Slaughter and Searl.**

3. A proposed amendment to Institutional Planned Development No. 84 submitted by Geneva Webster LLC for the property generally located at 550 West Webster Avenue and 2159 North Lincoln Avenue. The applicant proposes to amend the planned development to permit a mixed-use development. The proposed development would contain a maximum of 162 residential units, 20,000 square feet of retail/commercial space, 95,000 square feet of medical/professional office space and 465 accessory and non-accessory parking spaces. The applicant proposes to rezone the property from Institutional Planned Development No. 84 to B2-3 Neighborhood Mixed-Use District prior to reestablishing Institutional Planned Development No. 84, as amended. (43<sup>rd</sup> Ward) **Approved 11-0, Yeahs – Commissioners Migala, Nelson, Mooney, Scudiero, Shah, Shiffrin, Weinstein, Ware, Slaughter, Peterson and Searl.**

MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

1. A proposed amendment to Institutional Planned Development No. 501 submitted by the Board of Education of the City of Chicago for the property generally located 2015-2049 North Point Street and 2721-2739 West Francis Place. The applicant proposes to add a playground area at Salmon P. Chase School, eliminate the required 15 off-street accessory parking spaces and increase the Maximum Floor Area Ratio from 1.4 to 1.7 to accommodate the existing school. The applicant proposes to rezone the property from Institutional Planned Development No. 501 to RM 4.5 Residential Multi-Unit District prior to reestablishing Institutional Planned Development No. 501, as amended. (1st Ward) **Deferral Approved by omnibus vote**

Adjournment **5:00 PM**